

lot 50

Newspaper House, Churchgate Bolton, Greater Manchester BL1 1HL

Rent
£30,000
per annum
exclusive,
with
18,866 sq ft
to be let

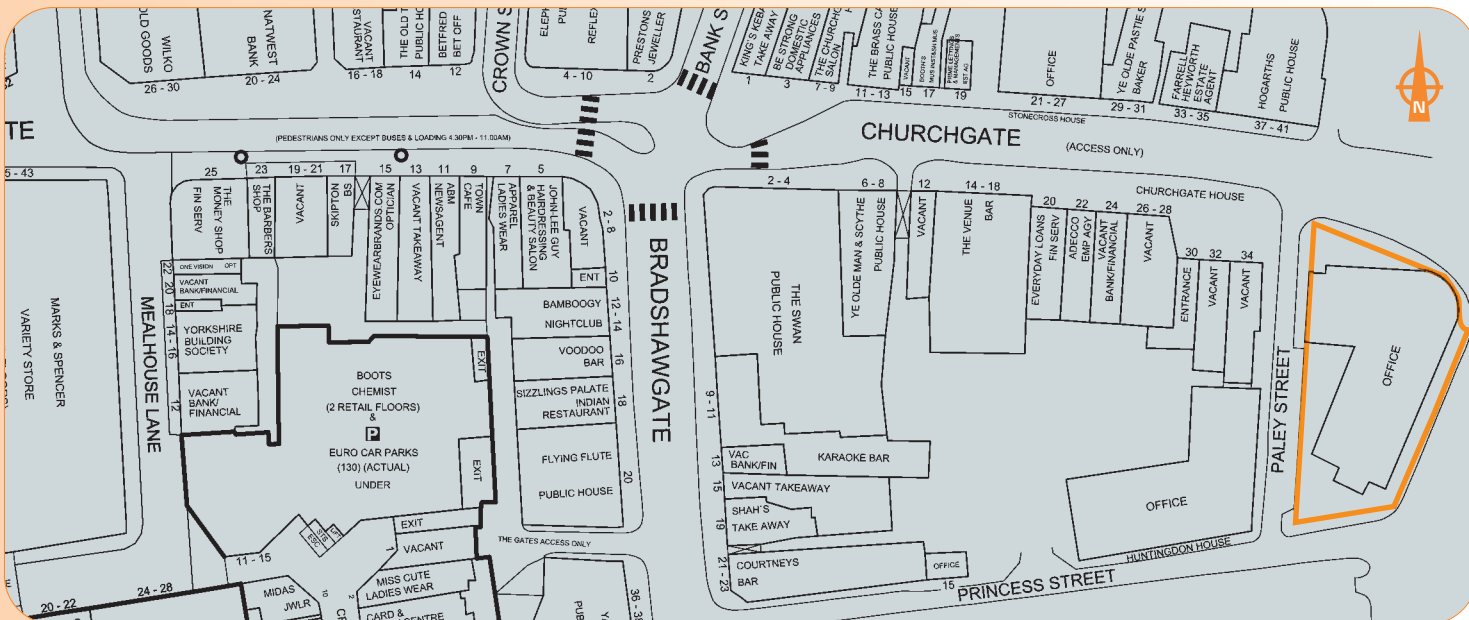
Freehold Town Centre Office Investment

- Established office location within the town centre
- Flexible open plan office accommodation totalling 2,334.15 sq m (25,130 sq ft)
- Third floor let to Northwood & Wepa Limited
- Includes car parking
- Residential redevelopment potential (subject to consents)



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Location

Miles: 12 miles north-west of Manchester
13 miles south of Blackburn
30 miles north-east of Liverpool
Roads: A666, A676, A58, M61 (Junction 5)
Rail: Bolton Railway Station
Air: Manchester International Airport

Situation

The property is prominently situated in the heart of Bolton town centre on the south side of Churchgate at its junction with Paley Street and Silverwell Street ½ mile north of the town's railway station. The property is a short distance from the pedestrianised retailing centre and Crompton Place Shopping Centre which houses occupiers including Primark, Boots the Chemist, New Look and BHS.

Description

The property comprises a substantial four storey office building totalling approximately 2,331.28 sq m (25,130 sq ft) of well configured open plan office accommodation. The property benefits from a common reception, suspended ceilings, perimeter trunking, LG7 lighting, passenger lift and 7 on-site car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	574.50 sq m	(6,184 sq ft)	VACANT POSSESSION (1)			
First	Office	590.01 sq m	(6,351 sq ft)				
Second	Office	590.01 sq m	(6,351 sq ft)				
Third	Office & 2 Parking Spaces	580.07 sq m	(6,244 sq ft)	NORTHWOOD & WEPA LTD (2)	6 years from 13/11/2013	£30,000	12/11/2019
Totals		2,334.59 sq m	(25,130 sq ft)			£30,000	

- (1) A storage licence was in place until recently to Knight Frank LLP over ground, first and second floors. For further details please refer to the auctioneers and the legal pack.
(2) For the year ending 31st December 2014, Northwood & Wepa Limited reported a turnover of £49,718,000, pre-tax profits of £4,857,000 and a total net worth of £30,256,000. (Source: Experian Group 13/01/2016)
(3) The lease provides for a tenant option to determine on 13th November 2016 on no less than 6 months' notice.

For further details please contact:

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